

Water Services Planning Report

Register Reference No.: SD22A/0271

Development:

- (a) demolition of some existing structures on site;
- (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision;
- (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House;
- (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking;
- (e) the provision of 1 apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms;
- (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block;
- (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.51ha at Prospect House (a protected structure RPS 340).

Location:

Lands at Prospect House, Stocking Lane,
Rathfarnham, Dublin 16, D16 E5D0

Report Date :

25/07/2022

Surface Water Report:

Further Information Required

- 1.1 Submit a report and drawing to show what surface types and respective runoff coefficients are proposed for the site. For example what is the area of roads, buildings, permeable paving green areas in m² and their respective runoff coefficients.
- 1.2 Show in a report and on a drawing what the capacity of attenuation is proposed for each attenuation system.

Water Services Planning Report

1.3 Show in a report and drawing what SuDS (Sustainable urban Drainage Systems) features are proposed for the development such as but not limited to the following:

- Green Roofs / Blue roofs
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Rain Gardens ,
- Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Other such SuDS

Show a treatment train between SuDS and a natural flow control between each SuDS system. Guidance on SuDS can be found on South Dublin County Council Website at sdcc-suds-explanatory-design-and-evaluation-guide.pdf which show a SuDS Guidance Document.

SuDS shall be used primarily to attenuate surface water and where this is insufficient then an arched time attenuation system can be considered. Eco blocks are not recommended due to maintenance issues.

1.4 Based on limited information submitted in respect to surface types and size of same it is estimated that proposed surface water attenuation is undersized by a factor of 2.1 for a 1 in 30 year storm eve and undersized by a factor of 2.4 for a 1 in 100 year storm event.

1.5 Prior to submission of revised drawings and report contact Water Services of South Dublin County Council to discuss same.

Flood Risk

No Objection

- 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 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: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____

Date: _____

Water Services Planning Report