

# **Water Services Planning Report**

**Register Reference No.:** *SDZ21A/0023 AI*

**Development:** 455 residential units (including a mixture of 2 and 3 storey semi-detached and terraced houses, and duplex units and apartments in 3 and 4 storey blocks), new internal roads and footpaths, site access, public open space, car parking, cycle stores, landscaping, bin stores, foul and surface water drainage, boundary walls and fences, ESB substations and all associated site development works. Private and semi-private open space to serve the proposed units will be provided in the form of balconies, terraces and gardens; including revisions to the permitted / under construction Celbridge Link Road (part of Loop Road 3), permitted under Reg. Ref SDZ17Af0009, associated with the provision of access to the development, parallel parking bays, and public lighting; 58 two bed, two storey, terraced houses (Type E1, E2, E3, J1 & J2); 6 three bed, two storey, semi-detached houses (Type 11); 190 three bed, two storey, terraced houses (Type A 1, A2, A3, B1, 82, C1, C2, C3, D1, D2, F1, F2, 11 & 12); 5 three bed, three storey, terraced houses (Type H); 6 four bed, two storey, terraced houses (Type K1, K2); 7 apartment Blocks (Blocks B, D, E, G, H, I & K) containing 111 apartments/duplexes including 32 one bed apartments, 22 two bed and 57 three bed duplex apartments over 3 storeys; 4 apartment Blocks (Blocks A, C, J & L) containing 37 apartments/duplexes including 8 no. one bed apartments, 29 three bed duplex apartments over 4 storeys; 1 apartment Block (Block F) containing 42 apartments including 2 one bed apartments and 40 two bed apartments over 4 storeys on a site located to the south of Tubber Lane, in the north-west of the Adamstown SDZ lands and to the west and south-west of the permitted/under construction Tubber Lane Phase 2 development (Reg. Ref: SDZ19Af0008, as amended under Reg. Ref: SDZ20Af0014).

**Location:** Tubber Lane, Adamstown, Lucan, Co. Dublin.

**Report Date :** 26<sup>th</sup> July 2022

## **Surface Water Report:**

**No objection subject to:**

- 1.1** Prior to commencement of development, the applicant is required to submit cross sectional detail drawings of all proposed SuDS (Sustainable Drainage Systems) features for the proposed development. Swale side slopes should be of shallow gradient (max 1 in 4 slope) to allow maintenance.

**Flood Risk**

**No Objection**

## **Water Services Planning Report**

- 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: \_\_\_\_\_  
Brian Harkn SEE.

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

Endorsed: \_\_\_\_\_

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