

Water Services Planning Report

Register Reference No.: *SD22A/0299*

Development:

The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; a screened with an internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation (13.6 sqm), a Generator Room (21.82 sqm), and a Low Voltage (L V} switchroom (13.71 sqm). These works require the removal of existing windows and doors at the permitted retail unit. At Block F it is proposed to provide

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18 no. photovoltaic panels arranged in 2 no. rows. These, and all associated site works including landscaping at a site of 2.9 hectares.

Location: Citywest Shopping Centre, Fortunestown, Dublin 24

Report Date : 15-Aug-2022

Surface Water Report:

Further Information Required:

1.1 Submit a drawing to clarify where proposed sub station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 Submit a drawing showing what SuDS (Sustainable Drainage System) are proposed for the development.
Submit a report to explain how surface water from additional hardstanding will be attenuated. Clearly show on a drawing where additional hardstanding is created and show how and where this will be attenuated. Show in a report and drawing in m³ what additional surface water attenuation is required and what attenuation is provided

Examples of SuDS can be found in SuDS Guide on South Dublin County Council Web Site at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](https://www.sdcc.ie/suds-explanatory-design-and-evaluation-guide.pdf)

1.3 Submit a drawing to clearly show where block O is in proposed development.

1.4 Prior to submission of further information contact water services in 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 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: _____
Brian Harkin SEE

Date: _____

Endorsed: _____

Date: _____

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