

# **Water Services Planning Report**

**Register Reference No.:** SD22A/0126 AI  
**Development:** Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 onebed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, dainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.

**Location:** Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin , 14.

**Report Date :** 5<sup>th</sup> August 2022

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## **Surface Water Report:**

## **Clarification of Further Information Required:**

- 1.1 Water services records show an existing 450mm Surface Water sewer bisecting the proposed site. The applicant is required to submit a drawing showing the setback distance of proposed development to existing surface water sewer. Note the setback distance shall be a minimum of 3.5m to the outside diameter of existing 450mm surface water sewer. Show on drawing a cross sectional view of proposed foundation and existing 450mm surface water sewer traversing site. Also include the invert level of surface water sewer and proposed foundation in drawing.
- 1.2 The applicant is required to submit a drawing showing a detailed drainage layout of proposed development.
- 1.3 Submit a report showing surface water design calculations for proposed development. Show what surface water attenuation is required and provided in m<sup>3</sup>. Show what if any change that there is in hard standing in revised development.
- 1.4 Submit a report and drawing showing what SuDS (Sustainable Drainage System) features will be included in the proposed development. Guidance on SuDS can be found on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](https://www.southdublin.ie/sdccc/suds-explanatory-design-and-evaluation-guide.pdf)

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Examples of SuDS include:

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

## **Flood Risk**

## **Clarification of Further Information Required:**

2.2 Submit a report to show what if any flood risk there is for proposed development. If there is a flood risk submit a report and drawing to show what mitigation measures are proposed for the development.

- 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.

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## **Water Report:**

**Referred to IW**

## **Foul Drainage Report:**

**Referred to IW**

Signed: \_\_\_\_\_  
Adam Adderley-McCabe GE.

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

Endorsed: \_\_\_\_\_  
Brian Harkin SEE.

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