

Water Services Planning Report

Register Reference No.: SD22A/0322
Development: Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

Location: Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

Report Date : 14th Sept 2022

Surface Water Report:

Recommend Refusal:

- 1.1** The proposed Surface Water sewer connection is not feasible because of the poor condition of surface water pipe being connected to on Hazlelatch Road, Newcastle. The surface water pipe on Hazelhatch road is not in a suitable condition to take Surface Water from proposed site.
- 1.2** The surface water attenuation proposed of 117m³ is undersized by approximately 45%.

Water services **recommend refusal** of proposed development because the surface water pipe on Hazlelatch Road is not in adequate condition to accept surface water from proposed development.

The proposed development would be prejudicial to public health and proper planning.

Flood Risk

No Objection

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Adam Adderley-McCabe GE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____