

# Water Services Planning Report

<b>Register Reference No.:</b>	SD22A/0126 Clar AI
<b>Development:</b>	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.
<b>Location:</b>	Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin , 14.
<b>Report Date :</b>	6 <sup>th</sup> October 2022

---

## Surface Water Report:

## **Recommend Refusal:**

- 1.1** Water services records show an existing 450mm Surface Water sewer bisecting the proposed site.  
There is no drawing showing the setback distance of proposed development to existing 450mm surface water sewer traversing site. The proposed is potentially directly over existing 450mm surface water sewer and the minimum setback distance required is 4.5m from existing 450mm surface water sewer to proposed development.
- 1.2** There is no report showing surface water attenuation calculations for proposed development.  
There is no drawing showing the surface water attenuation proposed or provided in m<sup>3</sup>.
- 1.3** There is no report or drawing showing what SuDS (Sustainable Drainage System) features will be included in the proposed development.
- 1.4** Water Services recommend that proposed development be refused because there is no setback distance provided to existing 450mm surface water sewer  
  
There is also no surface water drawing submitted or attenuation calculations provided.  
  
The proposed development would be prejudicial to public health and proper planning.

# Water Services Planning Report

**Flood Risk**

**No Objection:**

2.2 There is no report to show what if any flood risk there is for proposed development.

---

**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

Signed:

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

Date:

\_\_\_\_\_

Endorsed:

\_\_\_\_\_   
 Brian Harkin SEE.

Date:

\_\_\_\_\_