

Water Services Planning Report

Register Reference No.: SD22A/0356

Development

Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.

Location:

Oldcourt Road, Firhouse, Dublin 24

Report Date :

14/10/2022

Surface Water Report:

Further Information Required:

1.1 There is no report showing surface water attenuation calculations for proposed development.

Submit a report showing surface water attenuation calculations for proposed development. Clarify what capacity there is in all attenuation systems being used. If an attenuation system is already being used by a different development submit design calculation of all development using such a surface water system.

1.2 Surface water should be attenuation by means of SuDS (Sustainable Drainage Systems) first. Only where SuDS does not provide sufficient surface water attenuation and only in exceptional circumstances shall underground attenuation systems be considered of an arched type system.

Examples of SuDS and this is not an exhaustive list include:

- Green roofs or blue roofs
 - Permeable Paving
 - Grasscrete
 - Swales
 - Rain Gardens , Planter boxes
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- Filter drains
- Other such SuDS

Examples of SuDS can be found in South Dublin County Council Website at:
sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf

Submit a drawing in plan and cross-sectional view showing design details of all proposed SuDS systems.

1.3 Submit a report and drawing showing a flow route analyses of proposed site. A proposed SuDS system should take account of existing flow route of the site. Examine how surface water flows can be managed at or above ground level. Surface water discharge should be to green field run off rates or 2 litres/second/hectare whichever is greater.

Flood Risk No objection

Prior to commencement of development submit a report to comment on the flood risk if any of proposed development.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.
- 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 which can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____
 Chris Galvin SE.

Date: _____