

Water Services Planning Report

Register Reference No.: SD22A/0355

Development: Works to previously granted planning application Reg Ref: SD17A/0407; In Building C, the works include, the material change of use from previously granted ground floor car park to 2 one bed apartments and one 2 bed apartment, the re-organised bin and bike store arrangement, the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3 two bed apartments and 1 one bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3 one bed apartments and 1 two bed apartment with roof terrace balconies, Associated elevational changes throughout to include the provision of 2 windows to the north elevation, next to building B, and 2 windows to the south elevation, and new door to proposed bike storage at ground floor level; Further works include, the relocation of the existing water tank from the roof of building C to the North side of Building A next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank, associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking spaces previously granted, including 4 car charging spaces, 5 visitor bicycle spaces all associated site works at a Protected Structure.

Location: Edmondstown Mill, Edmondstown Road, Rathfarnham, Dublin 16

Report Date : 17th Oct 2022

Surface Water Report:

Further Information Required:

1.1 Submit a report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed and what attenuation capacity each SuDS System has. Surface water attenuation should be provided by means of SuDS first and where this is insufficient then an alternative arched type attenuation system can be considered.

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

- Green roofs or blue roofs
- Permeable Paving
- Grasscrete
- Swales

Water Services Planning Report

- 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](https://www.southdublin.ie/development/development-services/sustainable-drainage-explanatory-design-and-evaluation-guide.pdf)

Submit a drawing in plan and cross section of each SuDS system.

1.2 Submit a report and drawing showing the surface water layout of proposed development. The report shall show the surface water attenuation calculations of proposed development. Show the site area and different surface types and areas of same in m². Show the runoff coefficients of each surface type such as buildings, roads, Green roofs, permeable paving grass and their respective run off coefficients.

1.3 Show the volume of surface water attenuation required and provided in m³ for proposed development.

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: _____
Juliene Helbert SE

Date: _____