

Water Services Planning Report

Register Reference No.: SD22A/0372
Development: Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.

Location: Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1

Report Date : 14th November 2022

Surface Water Report: **Additional Information Required:**

- 1.1** The proposed attenuation provided of 0.56m³ is undersized by approximately 90%. Prior to commencement of development submit a drawing showing additional surface water attenuation for proposed development. Additional attenuation shall be by means of SuDS (Sustainable Drainage Systems)
- 1.2** The applicant is required to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS (Sustainable Drainage Systems). SuDS features could include but are not limited to:
- Permeable paving
 - Other such SuDS

Below is a link showing guidance of SuDS.

[sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

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:

Refer to IW

Foul Drainage Report:

Refer to IW

Signed: _____
Adam Adderley-McCabe GE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____

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