

# Water Services Planning Report

**Register Reference No.:** *SD22A/0401*

**Development:** Demolition of the 4 existing shed structures on site within the curtilage of the protected structure; Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation; Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments all served by private open space in the form of balconies and/or ground floor terraces; The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room; The development will be served by a total of 40 car parking spaces and 183 cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access; All ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting; The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).

**Location:** Scholarstown House, Scholarstown Road, Dublin 16

**Report Date :** 30<sup>th</sup> November 2022

## Surface Water Report:

## **Further Information Required:**

1.1 Proposed surface water attenuation calculations are unclear.

Submit a report showing surface water attenuation calculation in table format. Show the site area in m<sup>2</sup>, and areas of different surface types in m<sup>2</sup>. Examples of surface types are buildings, green roofs, roads, pathways, permeable paving, green areas and their respective run off coefficients. Show in a report the SAAR (Standard annual Average Rainfall) value and green field run off rate in litres/second/hectare for the proposed development site. Use Met Eireann rainfall figures for the site when calculating the surface water attenuation required.

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1.2 Submit a drawing showing the capacity in m<sup>3</sup> of surface water attenuation provided in m<sup>3</sup> of each SuDS (Sustainable Drainage System) system

## **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.

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## **Water Report:**

**Refer to IW**

## **Foul Drainage Report:**

**Refer to IW**

Signed: \_\_\_\_\_  
Brian Harkin SEE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Juliene Helbert SE

Date: \_\_\_\_\_