

Water Services Planning Report

Register Reference No.: SD22A/0035 AI

Development: (a) Construction of a 4 storey nursing home building consisting of: (i) 106 bedrooms (with ensuite); (ii) associated residents welfare facilities; (iii) administration areas and staff facilities; (iv) multi-function space and pharmacy proposed at ground level; (b) construction of 60 one bed independent living units in 3 blocks as follows: (1) Block A, a 4 storey building comprising 11 one-bed units; (2) Block B, a part 4/part 5 storey building comprising 35 one-bed units; and (3) Block C, a 5 storey building comprising 14 one-bed unit. Each unit will be provided with a private open space in the form of a balcony terrace (6sq.m.) (c) The development will include communal open space and landscaping (including new tree planting and tree retention), 30 car park spaces (including 3 limited mobility parking spaces; 3 EV parking and 1 car sharing spaces); and 52 bicycle parking spaces (d) The development will be served by a new pedestrian and vehicular access from Old Greenhills Road through existing boundary wall. Material from the removed wall will be repurposed within the landscape areas; and (e) The development includes landscaping, boundary treatments (including wells and railings to southern and western boundaries), and ESB Substation SuDs drainage, road infrastructure and all ancillary site works necessary to facilitate the development.

Location: Lands within St Marys Priory, Old Greenhills Road, Tallaght, Dublin 24

Report Date : 14th Dec 2022

Surface Water Report:

Clarification of Further Information Required:

- 1.1** Where on Surface water drawing is attenuation provided. Submit a drawing showing where all surface water attenuation is provided and how much attenuation in m³ is proposed for the development. The initial surface water attenuation proposed of 348m³ is 30% undersized for a 1 in 30 year storm event and undersized by 42% for a 1 in 100.
- 1.2** Submit a report showing revised surface water attenuation calculations for the development and explain what is meant by positively drained areas? Where are the positively drained areas in the development.
Show the surface types and areas of same in m² for proposed development.
- 1.3** Examine if any surface water pipes can be replaced with swales to convey surface water above ground use SuDS (Sustainable Drainage Systems). Submit a revised drawing showing additional SuDS where this is possible.

Water Services Planning Report

The applicant shall contact Water Services Department of South Dublin County Council prior to submission of revised report and drawing/s.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE.

Date: _____