

Water Services Planning Report

Register Reference No.: SD22A/0412
Development: Social housing development consisting of 10 one bed units in a two to three storey apartment building, associated car parking and bicycle parking, bin store, water pump house, new vehicular access onto Old Nangor Road, new pedestrian access onto Old Nangor Road, landscaping, boundary treatments, public lighting and all associated site and engineering works necessary.

Location: Lands at Old Nangor Road, Clondalkin, Dublin 22
Report Date : 14th December 2022

Surface Water Report:

Recommend Refusal:

- 1.1 The applicant proposes to build over an existing culverted stream passing through site. A minimum setback distance of 10m is required to the edge of such a culvert and there is no setback distance provided to the culvert from proposed development.
SDCC do not recommend replacing such a culvert with three concrete pipes because it is council policy to open culverted streams where possible and use a SuDS system where possible such as an open stream or swale.
- 1.2 It is not recommended to use proposed concrete attenuation tanks because they are not a SuDS (Sustainable Drainage System) type surface water attenuation system.
- 1.3 Water services SDCC (South Dublin County Council) do not have any record of a public surface water sewer north east of site where it is proposed to connect proposed surface water network to on the public road North East of site.
- 1.4 The report showing surface water attenuation calculations is unclear because there is no figures given on the areas in m² of different surface types and their respective run off coefficients.

It is recommended that this development be Refused because

- the development is proposed to be directly over an existing culverted stream. This culvert requires a minimum setback distance of 10m to a structure.
- There is a lack of SuDS proposed in the development to attenuate surface water.
- There is insufficient information submitted on surface water attenuation calculations to determine what attenuation in m³ is required for the site.
- Water services SDCC do not have a record of the existence a public surface water sewer north east of site.

The proposed development is prejudicial to public health and proper planning.

Flood Risk

No Objection

Water Services Planning Report

Water Report:

Refer to IW

Foul Drainage Report:

Refer to IW

Signed: _____
Adam Adderley-McCabe GE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____