

Water Services Planning Report

Register Reference No.: SD22A/0425

Development: Alterations to previously approved development (Reg. Refs. 5D16A/0269 and 5D18A/O285) comprising; Retention permission for: (i) an increase in the number of residential apartment units from 37 to 42 units now consisting of 2 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development; Planning permission for: (i) the amalgamation of unit nos. 22 and 23 and the amalgamation of unit nos. 34 and 33; (ii) internal alterations to provide for an increased quantum of storage space; (iii) alterations to private amenity spaces to provide for extension of ground floor private courtyards and balconies, of unit nos. 6-11, 17-20, 22-25, 27-30, 32-35, and 37-40 and the addition of private amenity spaces to unit nos. 12-16, 21, 26, 31, 36, and 41-42; (iv) the provision of fire escape stairs from the third floor to the fourth floor; (v) revisions to the permitted site layout to now provide for 50 car parking spaces (inclusive of 3 disabled parking spaces and 5 electric vehicle charging spaces); (vi) the provision of 110 residential bicycle spaces (88 residential bicycle spaces and 22 visitor bicycle spaces); (vii) relocation of bin store from eastern boundary wall to northern boundary wall; (viii) landscaping, including communal public open space comprising 1 playground (583sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.

Location: Larkfield House, Coldcut Road, Liffey Valley, Dublin 22.

Report Date : 22-Dec-22

Surface Water Report:

No objection subject to:

- 1 Prior to commencement of development submit a report showing surface water attenuation calculations. Include the areas of each surface type such as buildings, green roofs, permeable paving green areas swales and other such SuDS. Show what surface water attenuation is provide in m³ and what surface water attenuation is required in m³.
- 2 Prior to commencement of development submit a drawing showing what SuDS are proposed. Show how much in m³ and were surface water attenuation is provided.

Flood Risk

No Objection

Water Services Planning Report

- 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:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE.

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____