

# **Water Services Planning Report**

**Register Reference No.:** SD22A/0342

**Development:** Construction of a four-storey apartment block ( 4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

**Location:** Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

**Report Date :** 17<sup>th</sup> January 2023

## **Surface Water Report: required:**

## **Clarification of Further Information**

- 1.1 Soakaways are not allowed for apartments because soakaways must be individually owned and not shared. Remove proposed soakaway.
- 1.2 In exceptional circumstances underground attenuation systems are permitted but only if there is insufficient attenuation provided by SuDS (Sustainable Drainage Systems)
- 1.3 The applicant is to submit a drawing and report showing a flow route analysis of existing site. The development of the surface water flow routes throughout the site should correlate as closely as possible to the natural flow of surface water on site.
- 1.4 Submit a drawings showing all SuDS systems in plan and cross sectional view. Show the treatment train and conveyance of surface water above ground over the site. Show the capacity in m<sup>3</sup> of proposed SuDS systems.
- 1.5 The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The applicant is required to submit a drawing and report providing alternative means of attenuating surface water through the use of Sustainable

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Urban Drainage Systems features. SuDs features could include but are not limited to:

- Green Roofs
- Blue Roofs
- Swale
  
- Treepits
- Grasscrete
- Raingardens Biodiversity areas
- Detention basins
- Green areas
  
- Other such SuDS

1.6 The applicant is required to submit a drawing and report which give greater detail regarding the attenuation capacity provided on site. Details required will include the proposed attenuation capacity provided by drainage features given in units of m<sup>3</sup>.

If 129m<sup>3</sup> surface water attenuation is provided then the attenuation provided is undersized by approximately 300%. Any report and drawings submitted should show where and how much (in m<sup>3</sup>) surface water attenuation is provided on site. Prior to submission of revised drawings and reports contact water services in South Dublin County Council to discuss same.

## **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:**

**Referred to IW**

## **Foul Drainage Report:**

**Referred to IW**

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

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

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

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