

# **Water Services Planning Report**

**Register Reference:** SDZ22A/0017  
**Development:** Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 consisting of, 81 houses comprising of 4 two bedroom houses, 65 three bedroom houses and 12 four bedroom houses (all two storey with associated private open space and car parking; 76 apartment units consisting of 26 one bedroom and 50 two bedroom units within Block 1 (4 storeys); Vehicular access will be provided from the permitted street under SDZ21A/0022 and the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 (Fonthill Road) to the east; All ancillary site development works including footpaths, landscaping boundary treatments, public and private open space areas, car parking (170 spaces) and bicycle parking (170 spaces), single storey ESB sub-stations, bin and bicycle stores and all ancillary site development/construction works all on wider lands bounded generally by the Dublin-Cork railway line to the north, undeveloped lands and Grand Canal to the south and undeveloped lands and the Fonthill Road (R113) to the east, in accordance with the Clonburris Strategic Development Planning Scheme Area, as defined by Statutory Instrument No. 604 of 2015.  
**Location:** Within the townland of Cappagh, Clonburris, Dublin 22  
**Applicant:** Cairn Homes Properties Limited  
**App. Type:** SDZ Application  
**Report Date:** 18<sup>th</sup> January 2023

## **Surface Water Report:**

## **No Objection Subject to:**

- 1 Include SuDS (Sustainable Drainage Systems) in proposed development such as a Green Roof, Swales, permeable paving and other such SuDS. Examples of SuDS can be found in the SDCC SuDS Guide at:  
[SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf \(size 9 MB\)](#)

## **2 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.

**Water Services Planning Report**

**Flood Risk Report:**

**No Objection**

**Water Report:**

**Referred to IW**

**Foul Drainage Report:**

**Referred to IW**

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

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

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

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