

Water Services Planning Report

Register Reference No.: SD22A/0357 AI

Development: The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20. consisting of modifications to the previously permitted development (ABP Ref. ABP-308088-20), comprising: replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments; The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level); the provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.

Location: Garters Lane, Saggart, Co. Dublin

Report Date : 25th Oct 2022

Surface Water Report:

Clarification Of Further Information:

- 1.1** 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 SuDS (Sustainable Drainage Systems). Show on a drawing where attenuation is provided and what attenuation is provided in m³ for each SuDS element and attenuation system. Where SuDS has insufficient attenuation capacity only then shall surface water be attenuated by an arched type attenuation system.

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Examples of SuDS include and this is not an exhaustive list:

- Green Roofs
- Swales
- Tree pits
- Permeable paving
- Grasscrete
- Green area detention basins
- Rain gardens
- Planter boxes
- Other such SuDS

1.2 The applicant is required to submit a drawing and report which goes into greater detail regarding the attenuation capacity provided on site. Details required will include a breakdown of the proposed attenuation capacity provided by drainage features given in units of m³. The applicant shall also clearly show in the aforementioned report and drawing the locations of “*green podiums*” as stated in the original attenuation calculations submitted.

1.3 Prior to submission of revised documents contact water services in SDCC to discuss proposed surface water attenuation system.

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 Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
 Brian Harkin SEE

Date: _____

Endorsed: _____
 Juliene Helbert SE

Date: _____