

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:	26 th January 2023

Surface Water Report:

Further Information Required:

- 1.1 It is unclear how surface water attenuation is within requirements of predesigned attenuation limits for Clonburris.
Submit a report and drawing to show what attenuation was agreed for the site proposed and what attenuation is provided for the site proposed.
- 1.2 Submit a report to show a comparison of calculations use for proposed site with calculations used in a pre design stage of attenuation for Clonburris Site.
- 1.3 Submit up to date surface water drawings. Show how surface water layout drawings compare to drawings at pre designed stage of Clonburris Site.
- 1.4 Submit a report and drawing showing surface water drawings of attenuation and layout both at pe design stage and for proposed site. Outline the discharge rates proposed now and compare to pre design discharge rates for Clonburris.

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1.5 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 \(size 9 MB\)](#)

1.6 Contact water services in SDCC to discuss above issues before resubmitting additional information required.

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 Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE

Date: _____

Endorsed: _____
Juliene Helbert SE

Date: _____