

# Water Services Planning Report

**Register Reference No.:** SD22A/0346  
**Development:** Mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments ( 4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.

**Location:** The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9  
**Report Date :** 13<sup>th</sup> Feb 2023

## Surface Water Report:

**No Objection Subject To:**

1.1 Prior to commencement of development submit a drawing showing the surface water layout for proposed development.

### **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: \_\_\_\_\_

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