

# Water Services Planning Report

**Register Reference No.:** SD23A/0001

**Development:** Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.

**Location:** Site D, Liffey Valley Office Campus, Dublin 22

**Report Date:** 21-Feb-23

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## **Surface Water Report:**

## **Additional Information Required:**

- 1.1** Underground attenuation tanks are not acceptable and SuDS (Sustainable Drainage Systems) must be used to attenuate surface water.  
Submit a revised drawing in A1 size surface water attenuation using SuDS only. A3 size drawings are too small and difficult to read.  
Examples of SuDS can be found in SDCC SuDS Guide at [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)
- 1.2** The SAAR value of 962mm appears high. Water services estimate SAAR for Liffey valley as 777mm. Submit a report showing revised surface water attenuation calculations showing site specific Met Eireann rainfall Data and SAAR value.
- 1.3** Submit a drawing in A1 size showing the setback distance from proposed development to an existing 900mm surface water sewer south of development. There shall be a minimum setback distance of 8m to the outside diameter of existing 900mm surface water sewer.

## **Flood Risk:**

## **No Objection Subject to:**

- 2.1 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- 2.2 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**

**Water Services Planning Report**

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

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

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

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