

Water Services Planning Report

Register Reference No.: *SD22A/0390 AI*

Development: Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.

Location: Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2

Report Date: **11-May-2023**

Surface Water Report: Clarification of Additional Information Required:

In order to clarify that the proposed surface water attenuation is sufficient the applicant is required to submit the following:

- 1.1 Submit a report showing site specific run-off rate and run-off volume calculations to clarify what water storage capacity is required to be attenuated to match the pre-developed greenfield run off rates on site. The report shall include the following:
 - i) The total area of site in km² or ha.
 - ii) Seasonally Adjusted Annual Rate (SAAR) in mm.
 - iii) Attenuation coefficients of soil.
 - iv) Q_{bar} calculations and results in m³/s or l/s.
 - v) Enlist the different type of areas (such as roofs, yard, grassed area, permeable pavement) and including their Impermeability Factor. SuDS such as the proposed swale or tree pits should not be included in the grassed area, as their attenuation volume is calculated separately.
 - vi) Provide calculation for the total impermeable area in km² or ha.
- 1.2 Submit a report clearly showing the required and the provided volume of storm water attenuation, namely how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance (20%) will be attenuated on site.

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1.3 Should there be a requirement to provide additional surface water attenuation, the above ground attenuation (such as SuDS) is preferred opposed to underground attenuation. In this case submit a report and drawings in plan and cross-sectional view with the inclusion of additional SuDS for the proposed development such as but not limited to the following:

- Permeable pavement (for example driveways and rear patios)
- Planter boxes with overflow connection to a public surface water sewer
- Swales and rill channels
- Grasscrete
- Green roofs and water butts
- Raingarden with overflow connection
- Bioretention rain gardens
- (Water butts are additional features for SuDS but they are not considered as main features)

1.4 Submit rainwater storage capacity in m³ for all proposed SuDS.

1.5 SuDS Explanatory, Design & Evaluation Guide is available on below link:
[sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](https://www.sdcc.gov.uk/sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf)

Flood Risk

No Objection:

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- 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:

N/A

Foul Drainage Report:

N/A

Signed: _____
Zsolt Szombatfalvi EE

Date: _____

Endorsed: _____
Brian Harkin SEE

Date: _____