

Water Services Planning Report

Register Reference No.: SD22A/0390 Clarification 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: 25-Sept-2023

Surface Water Report:

No Objection Subject To:

1.1 Prior to commencement of development examine if underground attenuation tank can be replaced or reduced in size by above ground SuDS (Surface Water Drainage Systems). Contact Water Services to discuss same prior to submission of revised drawing or report.

Examples of SuDS include:

- 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
- Raingarden with overflow connection
- Bioretention rain gardens
- (Water butts are additional features for SuDS but they are not considered as main features)

1.2 Submit a drawing showing rainwater storage capacity in m³ for all proposed SuDS.

1.3 SuDS Explanatory, Design & Evaluation Guide is available on below link:

[Sustainable Drainage Systems - SDCC](#)

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:

Foul Drainage Report:

Signed: _____ Date: _____
 Brian Harkin SEE

Endorsed: _____ Date: _____
 Juliene Helbert SE