SHD0014/22 - At the Junction of Santry Avenue & Swords Road, Santry, Dublin 9 - occupying the site of the existing Chadwick Builders Merchants

Drainage Division Report

There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Records of public surface water sewers are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of public surface water sewers; in both hard and soft copy in an approved format are to be submitted by the Developer to the Drainage Division for written approval. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.

The development shall incorporate Sustainable Drainage Systems (SuDS) in the management of surface water. The SuDS devices outlined in the Engineering Services Report, dated June 2022, including extensive & intensive green roofs and permeable paving shall be implemented in full. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

Surface water shall be infiltrated into the ground where feasible. Prior to the commencement of construction, the Developer shall agree full details of infiltration proposals with Drainage Division.

All surface water discharge from this development must be attenuated to two litres per second, unless otherwise agreed with Drainage Division.

An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

The flood mitigation measures identified in the Site Specific Flood Risk Assessment dated June 2022 shall be implemented in full.

To minimise the risk of basement flooding, all internal basement drainage must be lifted, via pumping, to a maximum depth of 1.5 metres below ground level before being discharged by gravity from the site to the public sewer.

Permanent discharge of groundwater to the drainage network is not permitted.

Discharge of groundwater to the public drainage network may be permitted during construction subject to a trade effluent discharge license being obtained from Drainage Division Council as required by the Local Government (Water Pollution) Acts, 1977 and 1990.

The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

The surface water layout and taking-in-charge layout indicate private pipelines in areas to be taken in charge by DCC. This is not acceptable. All private drainage shall be located within the final site boundary.