

Engineering Department Drainage Division

APPLICATION NUMBER	5400/22
PROPOSAL	Permission is sought for the demolition of existing dwelling & site structures,
LOCATION	29,Bow Lane West,Dublin 8,D08V44T
APPLICANT	Ixeter Property DAC
DATE LODGED	15-Jun-2023
APPLICATION TYPE	Permission

The report from Drainage Division is below

ENGINEERING DEPARTMENT – DRAINAGE DIVISION

Ref: GK/dd

Date: 13/01/2023

Application Number	5400/22
Proposal	Permission is sought for the demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor, amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28, Bow Lane West, with associated landscaping & site works.
Location	29, Bow Lane West, Dublin 8, D08V44T
Applicant	Ixeter Property DAC 35, Vernon Avenue, Clontarf, Dublin 3
Date Lodged	08-Dec-2022
Application Type	Permission
Agent	Michael Malone, Ceardean Architects D8 Studios, 9 Dolphins Barn, Dublin 8
Planner	Liam Currie

**Drainage Division, Engineering Department-
Report to Dublin Planning Officer**

-Drainage Division recommends seeking **Additional Information**. **Permission should be withheld** until satisfactory information is submitted and approved. The following shall be addressed.

-The Flood Risk Assessment shall be expanded to appraise the risk of pluvial flooding to the development. The applicant shall pay particular regard to pluvial flood maps prepared as part of the EU IVB Flood Resilient City Project. These indicate that the proposed development might be at risk of flooding in a 1% AEP pluvial event.

-A comprehensive engineering services report, detailing how foul and surface water is proposed to be managed, shall be submitted for the proposed development. The report shall

include a surface water management plan outlining how surface water will be managed in a sustainable way incorporating Sustainable Urban Drainage Systems (SuDS) designed in accordance with the requirements of the DCC's Sustainable Drainage Design & Evaluation Guide (2021).

- In accordance with Policy SI23 of the Dublin City Development Plan 2022-2028, all new developments with roof areas in excess of 100 sq. metres shall provide for a green blue roof. Depending on the type of green roof, a minimum coverage of 50% of the total roof area is required where intensive green roof is proposed and 70% where extensive green roof is proposed. Surface water attenuation storage shall be provided at roof level incorporated into the roof build up. The applicant is requested to submit a revised proposal in regards to the green blue roof coverage, build up and attenuation provision. The design of the green blue roof shall comply with the requirements of Dublin City Council's Green & Blue Roof Guide (2021), summarised in Appendix 11 of the Dublin City Development Plan 2022-2028.

-The Applicant shall consult with the Drainage Division of Dublin City Council prior to the submission of Additional Information to ensure all concerns are addressed.

For Executive Manager (Engineering)

Date

