

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	Ixter 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: 17/04/2023

APPLICATION NUMBER	5400/22 A.I.
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	Ixter Property DAC 35,Vernon Avenue,Clontarf,Dublin 3
DATE LODGED	05-Apr-2023
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 **Clarification of Information**.

The applicant in their response did not address item 3b) and 3c) of the DCC's Further Information Request:

3b) A comprehensive engineering services report, detailing how foul and surface water is proposed to be managed is required. The report should 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).

3c) 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 should 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 should 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 should 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.

Permission should be withheld until satisfactory information is submitted.

-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. Guidance on the preparation of Surface Water Management Plan is included in Appendix 13 of the Dublin City Development Plan 2022-2028.

For Executive Manager (Engineering)

Date

