Our Case Number: ABP-317767-23

An Bord Pleanála

Water Services Planning
Fingal County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 04 October 2023

Re: Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works.
Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

AA02

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Kildare County Council
Water Services

PART 8 WATER SERVICES OBSERVATION REPORT

Re: **Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended).**

Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works at Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare

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Kildare County Council Water Services Planning (WSP) department have no objection to the proposed development based on the submitted documentation and subject to the following conditions:

1) Surface Water Drainage:
   a) Prior to commencement of the proposed development, the applicant shall agree a Drainage and SuDS Strategy which shall address, inter alia, the following items:
      i) The strategy shall comply with the relevant requirements of CDP, LAP, GDSDS, Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design Best Practice Interim Guidance Document and CIRIA SuDS Manual (CSM).
      ii) Maximising pervious pavements and rainwater harvesting (see CSM) in house curtilages and management company or Approved Housing Body controlled buildings and areas. NB where these areas will be put forward for taking in charge by KCC, the relevant departments eg Roads.
      iii) In the absence of infiltration, Nature based SuDS in accordance with CSM shall be prioritised for main attenuation storage, treatment of runoff from roads and other paved areas and within house curtilages.
         (1) Converting the proposed attenuation tank to a permanent water storage nature based SuDS such as a pond, wetland or bioretention area subject to risk assessment and design in accordance with of CIRIA SuDS Manual, particularly Chapter 36 thereof.
         (2) Runoff shall discharge directly to SuDS over flush kerbs or through gaps in raised kerbs without gullies and appropriate SuDS shall be used for conveyance of runoff without drainage pipes and manholes, where alternative treatment storage and provision for exceedance events are available.
      iv) Only where a clear and plausible rationale can be agreed for the exclusion of NB SuDS shall filtration system and detention system SuDS be considered.
      v) The strategy shall make adequate provision for exceedance and failure events in compliance with CSM.
      vi) Where SuDS in public areas and with planting will be put forward for taking in charge, the details shall be agreed with KCC Roads and Parks departments.

   b) Prior to commencement of the development, the applicant shall submit OPW Section 50 consent for the proposed Pausdeen Bridge extension.

   c) The detailed drainage-SuDS Strategy and Design completed prior to commencement of the development shall be compliant with CDP, LAP, GDSDS, Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design Best Practice Interim Guidance Document and CIRIA SuDS Manual as they apply to the proposed development.
      i) Compliance with GDSDS Volume 2 Chapter 6 Stormwater Design Criteria 1-4 and
      ii) Consideration shall be given to application of a 30% climate change factor in the drainage-SuDS design and
      iii) Provided attenuation storage volume shall be greater than the required amount.
      iv) The drainage pipe network shall be designed for a 2 or 5 year design return period event and
      v) Allowance shall be made for the effects of high groundwater levels as evidenced by the submitted SI report on any underground structures (including attenuation storage), services and buildings sub-structures.

vi) Appropriate allowance shall be made in the drainage-SuDS design for design exceedance and failure events using accepted industry design methodologies including appropriate design factors of safety, piped overflows and planned flow routing to safe areas and away from properties and roads.

d) The applicant shall be responsible for properly maintaining and repairing the drainage system including SuDS until such time as they are taken in charge.

i) A drainage-SuDS maintenance manual and record of all inspections, maintenance and repairs shall be kept and incorporated into the Safety File for the development.

2) No foul or soiled water, only clean surface water shall discharge to the drainage system.

3) Uisce Eireann (formerly Irish Water) (*UE may make a separate submission as a prescribed body*):

a) Prior to commencement of the proposed development:

i) the applicant shall submit an up to date Confirmation of Feasibility.

ii) Make a valid connection agreement with UE and

iii) Ensure the water services are designed and constructed in accordance with UE Codes of Practice and Standard Details.

4) Flood risk:

a) The Flood Risk Mitigation Plan (FRMP) to be finalised prior to commencement of the proposed development shall be based on the flood risk assessment and mitigation measures identified in the submitted Flood Risk Assessment and in compliance with CDP, LAP and Planning System Flood Risk Management Guidelined, including but not be limited to:

i) Taking item 1 above into account, including assessing assessing and mitigating flood risk at Pausdeen Bridge extension..

ii) Ensure that the proposed development is not at undue risk of flooding and neither will it increase flood risk elsewhere.

(l) Existing site ground levels in the identified fluvial flood zones shall not be raised without the provision of adequate compensatory flood storage volume.

iii) The pluvial flood risk associated with the following shall be assessed and mitigated where necessary:

(l) the flood risk associated with overland surface water flows shall be evaluated and mitigated where necessary, taking into account the effect of the proposed development on pre-existing overland flows from external sites and the propensity of the proposed development, including through raising ground levels and new impermeable boundary treatments, to impound or divert flows on the adjacent third party sites and

(2) the proposed drainage system including SuDS (which assist in flood prevention) shall comply with GDSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3 with the

(a) Drainage pipe network simulation for the 30 and 100 year events plus 30% climate change factor ensuring the achievement of an appropriate freeboard between top water levels and the house FFLs and

(b) As above and where necessary, appropriate provision for planned internal flow routing shall be made.

iv) the effects of future climate change on all other flood risk types shall be assessed and mitigated where necessary.

(l) 30% HEFS fluvial flood mapping shall be assessed and mitigated where necessary.

v) A reappraisal of groundwater flood risk with associated mitigation measures where necessary, taking into account the conducted site investigation which showed high site groundwater levels and OPW floodinfo.ie GSI groundwater flood mapping.

vi) Residual flood risk, particularly pluvial in nature, associated with human-mechanical failure and error and concurrent high water levels in river Liffey and extreme rainfall event shall be assessed and mitigated where necessary and

(l) Emergency vehicle access-egress to and from the proposed development shall not be compromised or an alternative method of occupant evacuation shall be implemented during residual flood risk events.

vii) Where the reappraisal of flood risks as above deems a Development Management Justification Test is required in accordance with PSFRMG, the Justification Test shall be carried out and included in the FRMP file.

viii) FRMP shall be regularly reviewed and updated, particularly after a flood event and should be incorporated into the Safety File/maintenance manual for the development.

REASONS: To ensure proper and sustainable drainage provision and to prevent pollution and flooding.

Mr D H A Hall, B.E., M.I.E.I.,
Senior Executive Engineer,
Water Services Planning

26th September 2023.